083.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,500 / 643,500
					USE VALUE:	643,500 / 643,500
					ASSESSED:	643,500 / 643,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCKENNA KIMBERLEY SABBAG
Owner 2:	MCKENNA STEPHANIE
Owner 3:	
Street 1:	33 PARK AVENUE EXT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POWERS HEATHER/DANIEL -
Owner 2:	-
Street 1:	33 PARK AVE EXT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,102 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Wood Shingle Exterior and 1632 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3102.000	284,400		359,100	643,500
Total Card	0.071	284,400		359,100	643,500
Total Parcel	0.071	284,400		359,100	643,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.30 | /Parcel: 394.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 52267

GIS Ref

GIS Ref

Insp Date 09/14/18

!6795!

PREVIOUS ASSESSMENT

Parcel ID 083.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	284,400	0	3,102.	359,100	643,500	643,500	Year End Roll	12/18/2019
2019	101	FV	227,200	0	3,102.	354,000	581,200	581,200	Year End Roll	1/3/2019
2018	101	FV	216,000	0	3,102.	271,900	487,900	487,900	Year End Roll	12/20/2017
2017	101	FV	216,000	0	3,102.	256,500	472,500	472,500	Year End Roll	1/3/2017
2016	101	FV	216,000	0	3,102.	236,000	452,000	452,000	Year End	1/4/2016
2015	101	FV	204,000	0	3,102.	220,600	424,600	424,600	Year End Roll	12/11/2014
2014	101	FV	204,000	0	3,102.	203,200	407,200	407,200	Year End Roll	12/16/2013
2013	101	FV	204,000	0	3,102.	203,200	407,200	407,200		12/13/2012

PRINT

Date	Time
12/10/20	21:30:50

LAST REV

Date	Time
09/25/18	09:54:43

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6795

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS HEATHER/	59680-529		8/3/2012		440,000	No	No		
KAUFMANN LIEFF	46667-368		12/15/2005		370,000	No	No		
HALL ANNA A & A	42407-541		4/5/2004		405,000	No	No		
	9284-312		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	52267
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2012	1668	Manual	5,939	C				
11/30/2010	2345	Porch	6,000					OFP TO EFP
10/13/2010	2125	Manual	1,600					INSTALL LVL BEAM I
8/15/1995	476	Manual	5,300					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	Inspected	CC	Chris C
8/13/2018	MEAS&NOTICE	CC	Chris C
4/11/2013	Info Fm Prmt	MM	Mary M
12/6/2008	Missed Appt.	345	PATRIOT
12/6/2008	Measured	345	PATRIOT
3/27/2006	MLS	MM	Mary M
8/5/2004	MLS	MM	Mary M
11/9/2000	Hearing N/C		
2/28/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3102		Sq. Ft.	Site		0	70.	1.65	6									359,143						359,100	

Total AC/HA: 0.07121 | Total SF/SM: 3102 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 359,143 | Spl Credit | Total: 359,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29338229
Const Adj.:	1.00989902
Adj $ / SQ:	169.804
Other Features:	81573
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	412155
Depreciation:	127768
Depreciated Total:	284387

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

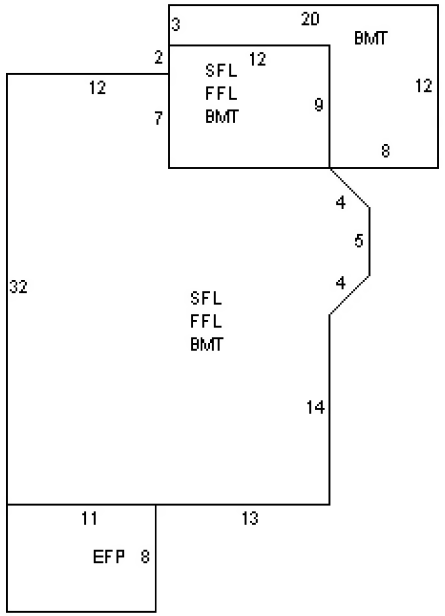
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.80
Special Features:	0	Val/Su Net:	106.60
Final Total:	284400	Val/Su SzAd	174.26

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	948	50.940	48,292
FFL	First Floor	816	169.800	138,560
SFL	Second Floor	816	169.800	138,560
EFP	Enclos Porch	88	58.740	5,169
	Net Sketched Area:	2,668	Total:	330,581
Size Ad	1632	Gross Are	2668	FinArea 1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc